017.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,648,400 / 1,648,400
					USE VALUE:	1,648,400 / 1,648,400
					ASSESSED:	1,648,400 / 1,648,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIHAI COSMIN & GEORGETA
Owner 2:	
Owner 3:	
Street 1:	59 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	59 MOTT STREET LLC -
Owner 2:	-
Street 1:	14 SARAH ST
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 4353 Square Feet, with 1 Unit, 1 Bath, 4 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	1,168,400		480,000	1,648,400
Total Card	0.138	1,168,400		480,000	1,648,400
Total Parcel	0.138	1,168,400		480,000	1,648,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.68 | /Parcel: 378.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12266
GIS Ref
GIS Ref
Insp Date 07/25/18

!1474!

PREVIOUS ASSESSMENT

Parcel ID 017.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,168,400	0	6,000.	480,000	1,648,400		Year end	12/23/2021
2021	101	FV	231,200	8200	6,000.	480,000	719,400		Year End Roll	12/10/2020
2020	101	FV	231,200	8200	6,000.	480,000	719,400	719,400	Year End Roll	12/18/2019
2019	101	FV	195,800	8500	6,000.	510,000	714,300	714,300	Year End Roll	1/3/2019
2018	101	FV	195,800	8500	6,000.	372,000	576,300	576,300	Year End Roll	12/20/2017
2017	101	FV	195,800	8500	6,000.	324,000	528,300	528,300	Year End Roll	1/3/2017
2016	101	FV	195,800	8500	6,000.	276,000	480,300	480,300	Year End	1/4/2016
2015	101	FV	183,900	8800	6,000.	270,000	462,700	462,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:02:22

LAST REV

Date	Time
08/02/21	15:03:01
apro	
1474	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
59 MOTT STREET	76761-506	1	1/22/2021		1,835,000	No	No		
GOEL RAKESH,	76352-179	1	12/7/2020	Convenience	1	No	No		
WELL FARGO BANK	74007-519	1	1/17/2020	Bank Sale	1	No	No		
FRASER-KELLY SU	71148-458		6/13/2018	Forclosure	754,725	No	No		
FIORE BARBARA M	25067-118		12/19/1994		169,000	No	No		Mark Fraser dod 9/3/2007

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	617	New Buil	440,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
7/25/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Meas/Inspect	189	PATRIOT
9/29/1999	Meas/Inspect	243	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	480,000	Spl Credit		Total:	480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1948	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	4	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95060116
Const Adj.:	1.04989493
Adj $ / SQ:	129.744
Other Features:	136526
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1180205
Depreciation:	11802
Depreciated Total:	1168402

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

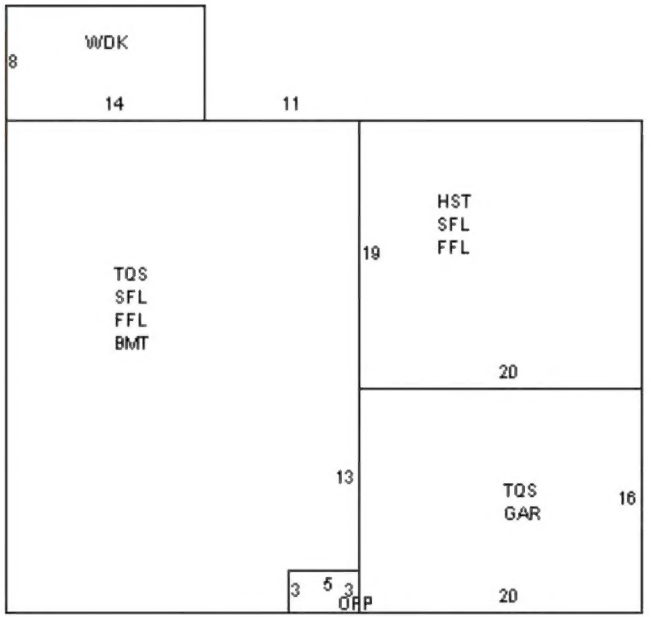
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	229.65
Special Features:	0	Val/Su Net:	243.42
Final Total:	1168400	Val/Su SzAd	334.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,240	129.740	160,883
SFL	Second Floor	1,178	129.740	152,839
TQS	3/4 Story	885	129.740	114,824
BMT	Basement	860	77.850	66,948
GAR	Garage	320	23.950	7,664
HST	Half Story	190	129.740	24,651
WDK	Deck	112	15.670	1,755
OFP	Open Porch	15	46.200	693
	Net Sketched Area:	4,800	Total:	530,257

Size Ad	3493	Gross Area	5347	FinArea	4353

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	A	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc